



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
July 9, 2015  
Minutes  
Approved

In Attendance:

Bob Schoenberger, Sally Winterton, Jim Dewees, Joe Stoyack, Brett Hand,  
Josh Hagadorn, P.E. – Gilmore & Associates, Cary Vargo, Township Manager,  
Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:37 p.m. A quorum was present.

Byers Station Parcel 6C – Land Development Concept Introduction

Cary Vargo introduced Jake Grow, who is interested in the Byers Station Parcel known as “6C”, the northeast corner of Byers Road at Graphite Mine Road. Mr. Grow met with Cary Vargo and Al Gaspari to review previous Conditional Use Approvals for that property and seeks the Planning Commission’s thoughts of his project. He provided a project narrative and sketch.

Mr. Grow has been a licensed new/used vehicle transport dealer (car carrier) for nearly 20 years. His business is basically virtual – he ships the transporters direct, or consignment items go directly from seller to buyer, and he doesn’t have retail customer traffic - however a physical address is required for Pennsylvania licensing. Mr. Grow proposes minimal development of the 4.7 acre property. Phase I would include a 3,500 SF office building. Phase II would include a 7,200 SF “barn” to store property maintenance equipment, personal property, and inside storage of any inventory that may temporarily be on the property. Mr. Grow favors and proposes plenty of open space. The property would be accessed from Byers Road only.

The property is in the C-1 Village Commercial zoning district, which also includes uses permitted in C-3 Highway Commercial, since it’s along Graphite Mine Road. The second building’s potential use doesn’t comply with previous Conditional Use approvals, and since the property is highly visible, the Commission’s thoughts are requested.

Commission members support the less intense development and believe this parcel isn’t going to be integrated with the “village’ scene.

Parking, building facade and landscaping were discussed. Mr. Grow advised that the State requires 5 parking spaces wide enough to accommodate cars with both the driver and passenger doors wide open at the same time, trucks could pull through the Phase II building, a large buffer would be landscaped adjacent to The Mews, and the sample building pictures he provided were not necessarily what would be built unless that is what the Commission would favor. He would work on those details if the Commission favors the use. Mike Robinson asked if the Commission wanted the buildings to look more like they’d fit in a village scene. The answer was yes, the Village Concept Committee developed Village Design Guidelines several years ago that would be applied here.

Previous approvals require providing access through Parcel 6C for the adjoining property – Mike Robinson’s offices. Mr. Robinson’s current driveway is an easement through the Township’s

property until 6C was developed. The two parties would have to come to an agreement on the location and length of a shared driveway.

Bob Schoenberger commented that if this project goes forward, further subdivision of this property should be restricted.

Cary Vargo asked the Commission's opinion as to whether or not Messrs. Grow and Robinson should discuss the driveway/access situation and Mr. Grow proceed to formal Conditional Use Approval process. Bob Schoenberger, Jim Dewees and Brett Hand were in favor of the project; Sally Winterton and Joe Stoyack were unsure.

Cary Vargo commented that Mr. Grow might have to seek some zoning relief, would have to request Conditional Use Approval, and then land development approval.

A resident questioned the aesthetics of the property to the 'village' atmosphere and proximity to Pickering Valley Elementary School if outside storage of trucks and trailers were to occur. Another resident questioned current ownership of the parcel and what was previously proposed. Bob Schoenberger advised that Toll Brothers currently owns the property and Toll's 2005 proposal included 40,000 SF of building space and a lot of parking/impervious surface.

#### EPC, LLC Revised Land Development Plan

John Fish and Eric Brinser, P.E. - Rettew Associates, presented a revised land development plan dated June 2015 for a 2-story medical/office building on the corner of Little Conestoga Road and Seaboldt Way. This parcel, owned by EPC, LLC is located next to Dr. Fish's existing office. The revised plan is a minor alteration to the original Plan approved in 2007, slightly changing the shape of the building but not the square footage (4,050 SF). The building location is slightly changed but is still compliant with the required setbacks. Minor alterations such as these don't typically require a Revised Land Development Approval, however the ownership is now proposed as condominiums, necessitating the updated land development approval, Plan signatures and recordation with the County.

Commission members questioned whether or not an elevator is required in a 2-story building, and commented that the proposed exterior doesn't blend well with the buildings in the general vicinity. John Fish replied that they hadn't changed the interior from the previously approved plan, which didn't require elevator. Mike Robinson advised he may renovate the exterior of the buildings next to this parcel so they are less contemporary looking, and John Fish said the new building could be designed closer to the Township's 2009 Village Design Guidelines.

Eric Brinser advised that all other aspects of the 2007 Plan remain the same, such as village lighting, sidewalk/trail placement, parking, etc.

Sally Winterton moved, seconded by Joe Stoyack, that the Revised Land Development Plan for EPC, LLC be forwarded to the Board of Supervisors for Approval at their next meeting. The Motion carried unanimously.

#### Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the May 14, 2015 Planning Commission meeting. The Motion carried with 4 in favor and 1 abstention (Winterton).

### Open Session

Cary Vargo provided a brief update regarding the McKee Group's concept for the Feters property. McKee conducted soil tests as development on the Feters property would trigger Phase III of the Route 100 Wastewater Treatment Facility. The EDU (equivalent dwelling unit) rate would be 165 GPD (gallons per day), requiring disposal on the property of 75,000 gpd – 69,300 for the project plus the 10% for Township needs. They can't meet that disposal capacity on that parcel so McKee is investigating additional lands in order to meet the requirements.

Jim Dewees questioned the status of the final land development plan for the Frame property. Mr. Vargo advised that Toll Brothers targets this Fall to submit their Final Land Development Plan.

Jim Dewees asked about the posted closure of Little Conestoga Road. Cary Vargo advised that the closure is due to the Phase II Sanitary Sewer Expansion Project – the construction of a pump station, and the installation of force mains. The road will be closed to through-traffic beginning July 13, 2015 during the hours of 9:00 am - 3:00 p.m. Local traffic will have access; through-traffic will be detoured using Route 100, Font Road and Milford Road.

Jim Dewees asked when those Phase II homeowners could start connecting to the laterals in the street. Mr. Vargo advised that there have been project delays due to DEP approvals and homeowners probably won't be able to start connecting until early spring, weather depending. The 3 treatment tanks are being tested and leaking. Once a resolution has been provided for the tanks, the project schedule will be adjusted accordingly.

Cary Vargo also provided brief updates regarding:

Columbia Gas Pipeline Expansion: Columbia has completed drilling the pilot hole that surfaces on Upland Farm. They need to enlarge the hole from 24" to 48", then install the new pipe. The work involving the trail along St. Elizabeth's has been delayed due to the impact to a national fiber optics cable.

Fellowship Fields Field House site construction contract will potentially be awarded by the Board of Supervisors at their July meeting.

The County's emergency voice radio communication tower has been constructed next to the Route 100 Wastewater Treatment Plant.

Sally Winterton asked if Columbia was having problems (inadvertent releases [IRs] of bentonite) anywhere else to the degree they experienced in Windsor Place. Cary Vargo replied that there were quite a few issues between Upland Farm and Hickory Park, and Columbia has experienced more problems than anticipated along their whole route. In the same vein, Sunoco couldn't complete their cuts (only 75%) because of too many IRs to continue through wetlands on Styer Road.

### Adjournment

Jim Dewees moved, seconded by Sally Winterton, to adjourn the meeting at 8:24 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary